



## Tavira (Santa Maria e Santiago) - Villa



5	5	443	358			<b>1 325 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)

### New 5 Bedroom Villa Tavira with Pool, Basement, Sea View

Introducing the breathtaking "Villa Miramar" - a magnificent 3 + 2 bedroom villa nestled in the serene and family friendly neighbourhood of Miramar in Tavira. This exquisite East Algarve property is currently being crafted with meticulous attention to detail, promising an unparalleled Mediterranean indoor-outdoor living experience. Situated just a stone's throw away from Tavira's bustling centre, "Villa Miramar" offers expansive sun terraces and a mesmerizing rooftop terrace that showcases panoramic views of Tavira and the sparkling sea. Spanning 287 square metres, this villa boasts top-of-the-line finishes in its sun soaked open plan spaces, a convenient garage, a luxurious swimming pool, and a versatile basement spanning 156 square metres - perfect for a home gym or cinema. Technical features of this luxury home include underfloor heating powered by a heat pump, reversible air-conditioning units, electric shutters, solar panels for hot water, and premium insulation. "Villa Miramar" truly stands out as a blend of luxury and comfort in a prime family location.

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 AMI 17591

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



## TAVIRA

Set on either side of the meandering Rio Gilão and affectionately known as “The Venice of The Algarve”, Tavira is arguably the Algarve's most charming town. The old Roman bridge, the ruins of a hilltop castle and an astonishing 37 churches with the oldest dating back to the Middle Ages, are among many of Tavira's historic attractions. An enticing collection of restaurants, cafes, bars and shops makes it the perfect sunny Portuguese destination or as an excellent base for exploring the Algarve's eastern reaches. Tavira is ideal for wandering and exploring the ancient city with its many cobblestone streets, hidden green gardens and tree lined squares. There's a small, active fishing port and a modern market with Tavira also being the launching point for the stunning, unspoilt beaches of Ilha de Tavira.

## BEACHES

There are several great beaches near Tavira. The coast in this area is great for long seaside walks and for bathing, as its waters are warmer than anywhere else in the Algarve.

**Ilha de Cabanas:** This is an island in front of the town Cabanas de Tavira, with a spectacular long and narrow beach. The sand is white and the island feels like paradise. Great for long beach walks.

**Ilha de Tavira (also known as Tavira Island):** Is famous for being one of the best beaches near Tavira. The beach is quite sandy and the sand is almost white. Tavira Island stretches for approximately 11 kilometres and is just 3 kilometres south from the town of Tavira. There are restaurants and the beach also holds a Blue Flag, showing the quality of the beach. It is a great destination for a day trip.

**Praia do Barril:** Accessible on foot or by train, this beach is known for its bizarre anchor cemetery with over 100 anchors in front of the beach. The anchors were from the tuna fishing community, which disappeared when the bluefin tuna moved to other waters. The beach itself is also very big and also incredibly beautiful.

## RESTAURANTS

There are many top rated restaurants in Tavira. If you like food, you won't be disappointed here. From local cuisine to fine dining, you can find it all in the area.

## WHAT TO SEE IN TAVIRA

Praça da República, Roman bridge, Jardim do Coreto, Mercado da Ribeira, Mercado municipal, Igreja da Misericórdia, Torre de Tavira (Câmara Obscura), Castle of Tavira, Santa Maria do Castelo church, Santiago church, Science centre, Islamic Museum, Tavira d'Artes, Pego do Inferno (waterfall), Ria Formosa

## THINGS TO DO IN TAVIRA

Walking, bike riding, bird watching, photography, culinary courses, wine tasting, trekking, historical tours, fishing trips, boat trips, water sports, golf, tennis, swimming, skating, etc.

## COMPASS PROPERTY SALES

We are a fully licenced (AMI 17591) real estate company with a vastly experienced team that have an abundance of local knowledge, focusing on property sales predominantly in and around Tavira

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and the Eastern Algarve. The company was established to offer our all property buyers and sellers alike, a highly professional, friendly and approachable service ensuring a smooth and problem free sales process. Contact us or visit us now to chat in more detail about how best we can help you find the perfect property in the beautiful Algarve. The main office of Compass Property Sales, with ample parking directly outside, is located on the west side of Tavira just 300 metres from the landmark Sail Roundabout.

## Property Features

- Air conditioning
- Under floor heating
- Swimming pool
- Terrace
- Built year: 2025
- Views: Sea views, Urbanization view
- Electric shutters
- Quiet Location
- Solar heating
- Balcony
- Fitted wardrobes
- Equipped kitchen
- Proximity: Golf course, Shopping, Restaurants, City, Schools
- Garage
- Basement
- Double glazing
- Electric garage gate
- Central location
- Energetic certification: A+
- Walking distance to local bus service

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